

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:26/42

1. Name of Property (indicate preferred name)

historic Waring and Kate Evans House, Evans Farm

other Albert and Francis Bouic House

2. Location

street and number 117 S. Van Buren Ave. not for publication

city, town Rockville vicinity

county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Harold and Ellen Pskowski

street and number 117 S. Van Buren telephone

city, town Rockville state Md zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Courthouse liber 9339 folio 380

city, town Rockville tax map GR32 tax parcel P433 tax ID number 00146567

5. Primary Location of Additional Data

Contributing Resource in National Register District

Contributing Resource in Local Historic District

Determined Eligible for the National Register/Maryland Register

Determined Ineligible for the National Register/Maryland Register

Recorded by HABS/HAER

Historic Structure Report or Research Report at MHT

Other:

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<u>1</u>
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	
<input type="checkbox"/> object		<input type="checkbox"/> education	
		<input type="checkbox"/> funerary	
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	Noncontributing
		<input type="checkbox"/> recreation/culture	<u> </u> buildings
		<input type="checkbox"/> religion	<u> </u> sites
		<input type="checkbox"/> social	<u> </u> structures
		<input type="checkbox"/> transportation	<u> </u> objects
		<input type="checkbox"/> work in progress	<u> </u> Total
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources
previously listed in the Inventory

7. Description

Inventory No. M: 26/ 42

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

SUMMARY

The house at 117 S. Van Buren Street faces east on a quiet tree-shaded residential block between Jefferson Street and Maryland Avenue. The block consists primarily of 1920 to 1930 20th Century Colonial revival style frame houses, with some later brick Colonial revivals and ranch styles. Two Victorian houses are located on the north corner of the block. The house is a large one-and-a-half story irregularly massed bungalow, with front and side porches, cross-gable composition-shingle roofs on the main house and front porch, and a prominent gable dormer in front, split by an exterior fireplace. The present front (east) façade was originally the rear façade when it fronted onto Great Falls Road. A pierced-brick low wall surrounds the front of the house. The side and back yards boast mature trees. An asphalt driveway on the north side leads to a two-car garage. On the south side is an asphalt parking pad leading to the front and side entrances. A concrete sidewalk separates the house from the street, which, perhaps to protect a large tree, does not have a curb in front of #117. The original pebble-dash stucco exterior is covered in most places by white vinyl siding. Two chimneys prominently protrude from the roof, one at the front gable and the other on the south elevation. The foundation is brick parged with stucco. See photo below.



Photo 1, Front (east) elevation (original rear elevation) of 117 South Van Buren Street

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The front elevation of 117 S. Van Buren shows its central one-and-a half-story block and large front gable dormer, with chimney penetrating its overhanging roof. The main roof extends over the front porch which projects from the main block. A shallow hipped-roof porch is visible on the south elevation. Steep stairs lead to the basement, under the front porch. Entrances are from the front and side porches. Craftsman/bungalow features are the low overhanging eaves, shallow slope roof, the brackets on the front and end gables, flat trim (painted green), the paired windows of various sizes, and the general irregular and horizontal mass of the house openings.



Detail of present east (front) facade

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117 South Van Buren, South Elevation
Photos by Gail Littlefield
February, 2002

The south elevation shows evidence of alteration. A one-story hipped-roof porch has been enclosed and a string of four double-hung windows installed. A screened porch is to the rear of the enclosed porch. A gable-covered entry supported by round columns shelters the side door into the screened porch. Above the porches, the gable end of the main block of the house has tripled windows, brackets, and a triangular louver vent. The second exterior chimney, with an arch-supported top, emerges from the roof overhang. Landscaping of the south yard includes mature trees and a patio with abandoned pond, between the parking pad and the house

The north elevation of the house shows more evidence of alteration. The front porch, which on the façade is screened above its knee wall, is enclosed on the north elevation and partly brought into the

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main house. It extends beyond the north end of the main block and has its own bracketed gable end and roof. The gable end of the main block has grouped windows on both stories and a louver vent.



117 South Van Buren, North Elevation

The rear elevation, which was originally the front of the house, has groups of picture and other windows and variations in the foundation wall, all evidencing alterations. A large gable dormer gives access to a galleried balcony, which rests on the shallow hip roof of the enclosed rear porch. The dormer has grouped windows and brackets in its face. The large rear yard has mature and recent trees and a tree house.

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117 South Van Buren, rear (west) elevation

According to assessment records, the house sits on lot 12 and part of lot 13 of Van Buren Street Extended. The lot size is 19,965 square feet and the house is 2347 square feet enclosed.


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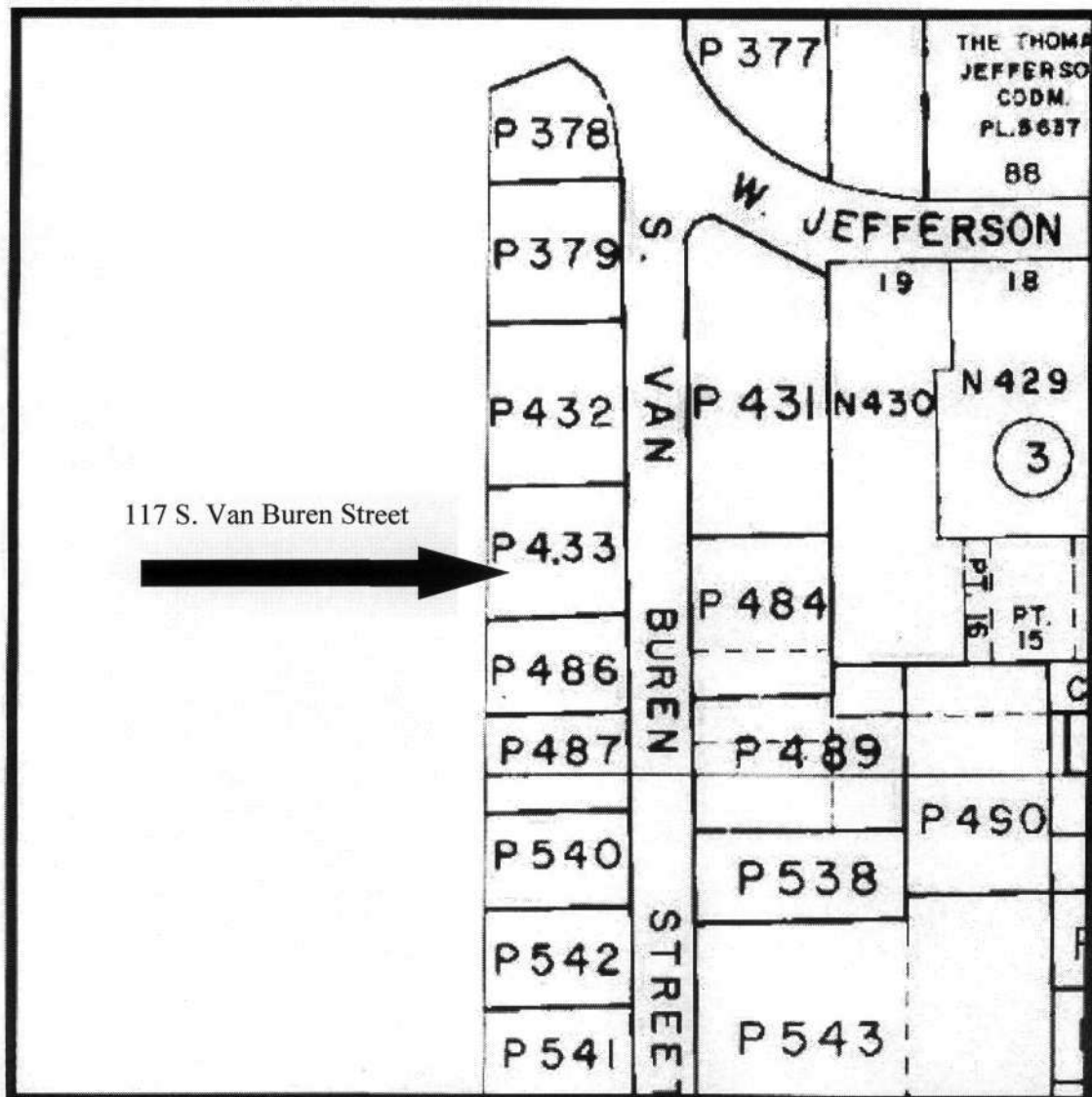
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Montgomery tax Map GR342

	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search
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District - 04 Account Number - 00146567



Property maps provided courtesy of the Maryland Department of Planning ©2000.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us

8. Significance

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Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates

Architect/Builder

Construction dates 1922

Evaluation for:

☐ National Register☒ Maryland Register☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Significance

The Waring and Kate Evans house demonstrates the expansion of Rockville, and its development from an agricultural service center and seat of the County government into a desirable and convenient place to live that attracted new residential development in the 20th Century. During its history, the property was associated with many prominent Rockville families: the Prettyman, Evans, McCabe and Bouic families. The Evans house, although somewhat altered, retains the typical mass and features of popular craftsman-style architecture favored by Rockville's up and coming middle class of the 1920s. When its ten-acre lot was subdivided and the area around it developed, the family name of Evans became the name of a neighborhood, a street and area subdivision.

History and Context

The Waring and Kate Evans house was built by the Evans in 1923, after they purchased the 10.104-acre lot from the heirs of Elijah Prettyman in 1922.¹ (South Van Buren Street was originally known as Prettyman Lane and was just outside the city limits.²) The present owners of the house, Harold and Ellen Pskowski, interviewed the Evans' grandson Richard Evans about the house and his grandparents.³ He provided historic photos and an unrecorded plat, attached. The following account is from their notes.

"Mr. Evans stated that his grandfather was employed by a printing company in N.E. Washington, known in 1990 as the Judd Co. It no longer had a Washington plant, but had one in Reisterstown. His grandparents built the house in 1923 (he had photos of the construction) as a summer home. They lived there from April to November, and in the winters would live in the Roosevelt Hotel in the District. His grandfather would catch the West Montgomery Avenue streetcar at the end of Van Buren Street and would take it to the District. There he would be met by a man in a car who would take him to the plant."

¹ LF 314/143;3/24/1922.

² McGuckian, Eileen, ????, at 101.

³ Pskowski interview notes attached of interviews 11/25/90 and 1/91.

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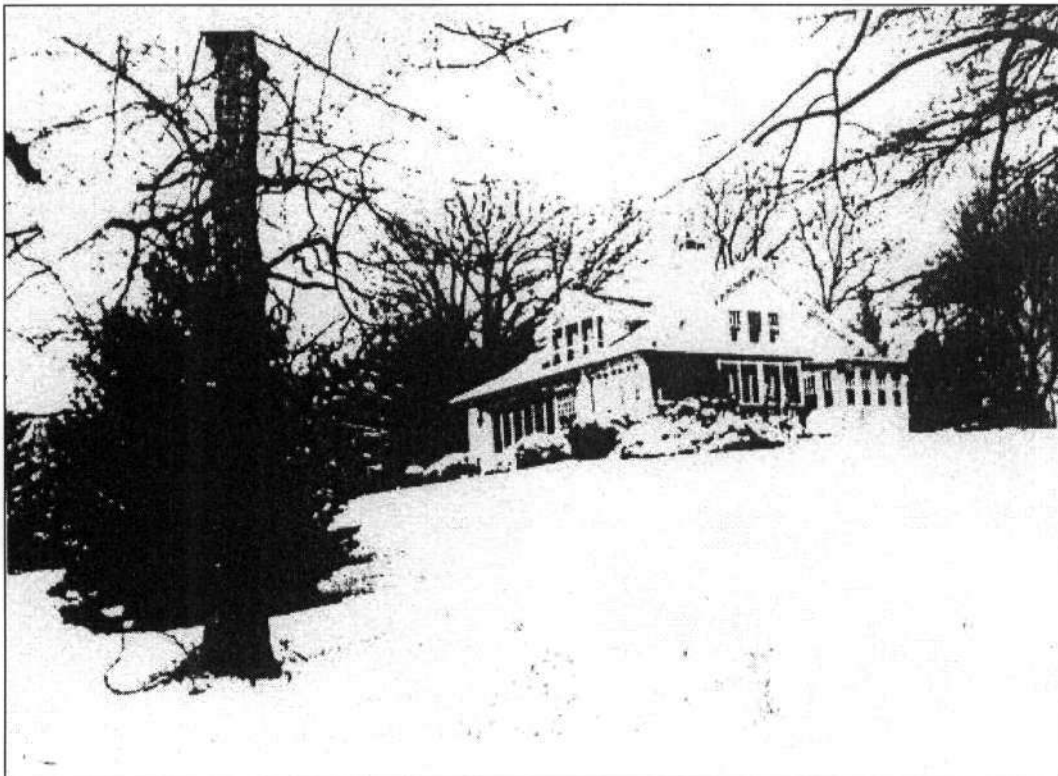
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"The house originally had a porch on the front, which faced west towards Falls Road. The side porch (on the south) had glass windows and was heated by a fireplace in the cool weather. The side porch was his grandfather's favorite place. The existing porch which is off the kitchen (east side) was also there at the time. The house was originally built with pebbledash on the sides, painted white."



Winter view of Evans House from Great Falls Road showing the original front façade.

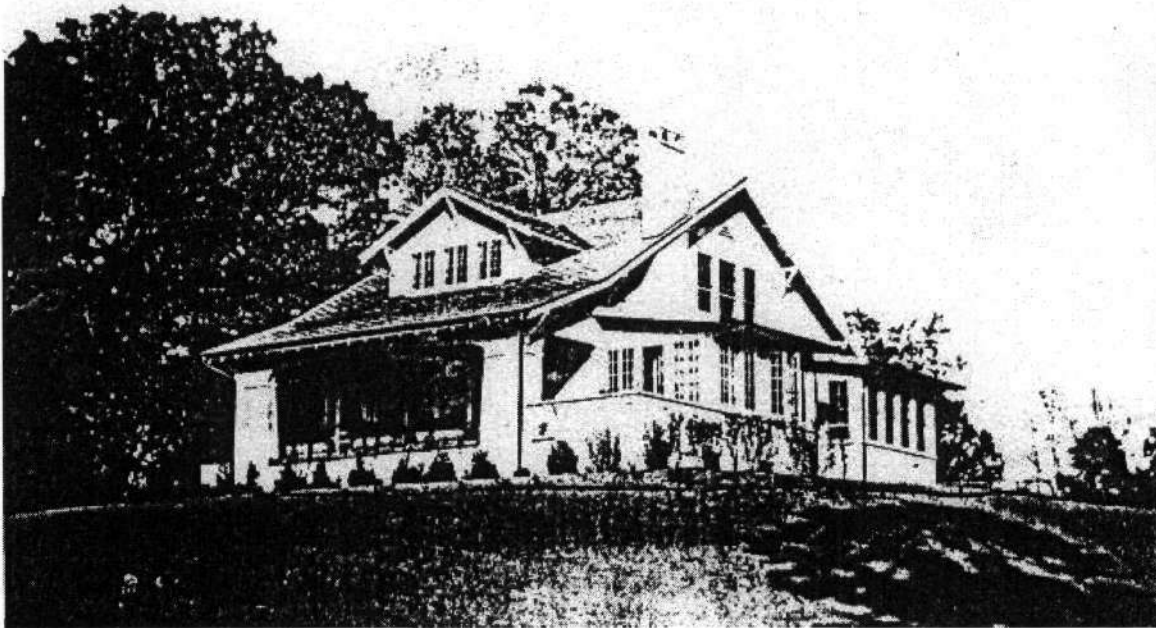
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Photograph of the house as built in 1923 showing original front seen from Great Falls Road.

"His grandparents had a garage, entered from Falls Road which was about thirty feet off Falls Road. Deliveries were made to the rear of the house, which was on S. Van Buren St. The street was a dead end at the time. There was a chain link fence on the Van Buren side, as well as the sidewalk and curbing which are still there. (A single fencepost still stands next to the driveway entry.) They had a man who served as both chauffeur and gardener, and he was well paid because of all the work he did."

"The grounds were very open, as shown in the photograph Mr. Evans provided, from the late 1920s or early 1930s. There were many wooden benches and birdbaths as well as a spring, well, and small swimming pool. A stone bench shows up in one picture. The pool was fed by the well and he remembers it as being very cold. There were faucets throughout the grounds used for the gardens. (The present owners have uncovered pipes when digging in the yard.) Both the well and the spring were in the southwest corner of the property. He recalled that there were four acres of open land in front of the house. He mentioned that a later owner added a tennis court there. (The spring has since been covered and piped underground; it is possibly the origin of the stream which emerges from the pipe at Monument Park, and is one of the headwaters of Cabin John Creek.)"

"Mr. Evans had many fond memories of summers spent at the house. His grandfather built him a platform for a tent, where he spent much time. He also had many photos of birthday parties at the house."

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"The interior of the house had changed somewhat since he was a boy. The front porch was later m to add a family room. This was originally one large living room. The dining room, kitchen, and first floor guest room were essentially front, and what is now the north bedroom was a dressing room. He did not seem to remember the remembers that there were large casement windows that you could open and then step onto the balcony.

for Dutch cleanser. His grandfather died in 1940 at age 80 and his grandmother sold the house soon for the money before he was able to get it."

"He remembers the houses on the opposite side of Van Buren, such as the Schiavone house, which was owned the property on the west side of Van Buren all the way to Argyle Street, although Argyle Street had not been put through t

house and the immediately surrounding land, while holding on to the surrounding acreage, acquired over time. She lived until off during those 20 years to support her."

"The other acreage was later subdivided and developed for single family homes, now located on the west side of S. Van Buren Street and on both sides of Evans Street. (Attached is a subdivision plan entitled "W.E. Evans Addition to Rockville Maryland," dated December 1937, obtained from Richard Evans, showing the subdivision of 10.806 acres.)" This was known as the Evans subdivision.⁴

On September 15, 1941, Kate Evans, by then a widow, conveyed the house and 34,485 square feet to Frank P. Jenkins and his wife, Mary Louise Jenkins. This is recorded at Liber 852, Folio 31. The Jenkins held the property, until September 1, 1944, when they conveyed it to Lewis P. McCabe, Jr., and his wife, Helen Crosby McCabe. A \$8,000 mortgage was placed on the property at this time. The transaction is recorded at Liber 946, Folio 318."⁵

On July 25, 1992, the Pskowskis also interviewed Sheila McCabe Hagan.⁶ She also provided historic photos and a letter her mother wrote at the time that she bought #117. "She is the daughter of Lewis P. McCabe, Jr. (now deceased) and Helen Crosby McCabe (then still alive in Florida). Ms. Hagan lived at

⁴ Eileen McGuckian, Rockville. Portrait of a City, Providence House, Nashville TN, 2001. Page 101.

⁵ Quoted from the Pskowskis' interview notes, attached, 9/27/92

⁶ Pskowskis' interview notes, 9/27/92.

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453 Glen Oak Road Venice, Florida 34293. She said that she was visiting the Washington area and decided to stop by and see the house."

"Ms. Hagan said that she was born in 1941, and would have been three years old when her parents purchased the house in 1944. She stated that her family moved here from Garrison, New York. She had two sisters, each of whom was younger than she, but it sounded as if they were fairly close in age."

"She said that she had many fond memories of the house and grounds as a child.... Her memory was that her parents paid \$16,000 for the house and sold it for approximately \$30,000 in 1955."

"She remembers that as a child she could look to the south and west and see nothing but fields and forest. When she saw the Evans' picture of the house taken in the 1920s, she commented that the grounds when she was growing up were not as open as they had been under the Evans' ownership. In particular, she observed, the forest had grown up more to the southwest. She said, however, that it was still possible to sled all the way from the house down to where Evans Street is now located. She also remembers a cow pasture off in that direction. She recalled that there was an intermittent stream which ran down near the present location of Evans Street, and that her mother built a tennis court in what is now the back yard of one of the houses on the east side of Evans Street."

"She recalled the three Norway spruce trees still in the back yard. At that time, the branches swept to the ground and the children would love to hide in them. She did not remember the large white pine, which must have been a later addition. She also remembered the large white oak in front of the Anderson house, which then was part of the McCabe property. Its branches came to the ground then, and the children could easily climb into the tree. They also had a swing attached to a lower branch. Looking at the Evans photograph, she remembered that there was a line of lilacs, visible in the photograph, extending down the west side of S. Van Buren Street."

"Ms. Hagan said that as a child she went to kindergarten in what is the Rockville Academy. She also remembers the Rockville Library being there at that time. She then attended the Green Acres School in Rockville and from there went on to Sidwell Friends in the District."

"It was apparent from our conversation that her mother, Mrs. McCabe, was a very strong and active woman. Mrs. McCabe, in addition to building the tennis court, made many of the alterations to the original house. In particular, she added the existing carport; she enclosed the former front porch, using it to extend the living room and to create what they called the "TV room." This TV room had a doorway going out to the carport and was an enclosed room. Her mother also removed the glass windows from both the side porch and kitchen porch, replacing them with screens, and probably bricked in the fireplace on the side porch. Mrs. McCabe was responsible for extending the side porch so that it connected with the guest room, and modified the side-entryway at the same time. Part of this modification included a dog door, which allowed the dogs to enter the basement on their own. She remembered that the front yard was fenced, and that the dogs were often put there."

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"Mrs. McCabe was very fond of books and had bookshelves on almost every wall of what are now the living room and family room. At the time, these were a single room, and she built an open bookcase to divide then where there now is a wall. Mrs. McCabe was also responsible for the construction of the playroom in the basement, and put up the knotty pine, which is still there. Ms. Hagan said that the room was larger then and included the space where the cedar closet is now located. Her mother also built the shelves, which cover many of the basement walls. Apparently Mr. McCabe had a workroom in the south basement room where our workshop is now located."

"Ms. Hagan remembered that as a child she had the east bedroom on the second floor. The built-in cabinets were there, as well as a built-in bed and closet on the opposite wall. She was somewhat scared of the closet and would occasionally exchange bedrooms with one of her sisters for a while. When she was older, she said that she would occasionally go out the north window in her bedroom and out onto the roof, from where she could jump onto the roof of the shed on that side of the house."

"She said that the other second floor bedrooms are essentially unchanged from their condition when she was a child. She remembered the balcony of the west bedroom, as well as the two-room bathroom on the east side. She said that her mother installed the window between the two bathrooms 'so that she could pass her daughters the shampoo and make sure they were not getting too rambunctious.'"

"Ms. Hagan remembered many of the neighbors. Her sister was a friend of Virginia Oxley, and she remembered the Rockville librarian (Mrs. Miller?) who lived down on the west side of S. Van Buren. She also remembered Mrs. Brunett, who lived across the street at no. 118."

"Ms. Hagan said that her parents were eventually divorced, and the house was sold in 1955. At that time, the family moved into the District. She added that in 1965 she moved to Indiana, and in 1968 to Venice, Florida where she has since resided."⁷ During the 1950's, there was a "toy carousel" in the yard at #117, which was operated by a switch in the house.⁸

In August 1955, Helen McCabe sold the house to Albert M. and Francis Peter Bouic.⁹ Mrs. Bouic, born Francis Peter on 4/29/1889, was the only daughter of Judge Edward Peter and Mary Vinson Peter, granddaughter of Judge John T. Vinson, and great-great-granddaughter of Robert Peter, first mayor of Georgetown. She grew up on "the old Peter place" on South Washington Street, which became the Rockville City Hall. She married Albert Bouic in 1909 and they moved to "the stately old Bouic place," built by Mr. Bouic's grandfather, at the corner of Park Street and East Montgomery Avenue. At that time, she was described as a "dark-eyed and vivacious ardent bridge player and quiet philanthropist" who "presided over Rockville's social life and was famed for the gay, graciousness of her parties." The Bouics had four children—William Veirs Bouic III, Mary Vinson Bouic, Ann Almoney Bouic, and Francis Peter Bouic. In the mid-1950's the Bouic property was sold and acquired by the city to extend

⁷ Pskowskis' interview notes, 9/27/92.

⁸ Pskowskis notes, 9/27/92.

⁹ LF 2097/117; 8/1/55.

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Jefferson Street. At that time, the Bouic family moved to 117 S. Van Buren Street. Mrs. Bouic died of a brain hemorrhage at 117 S. Van Buren in 1964 at age 75.¹⁰



Carousel Photo Courtesy McCabe Family

Albert M. Bouic was born in 1882, son of William V. Bouic, state senator, town councilman, counsel to the B & O Railroad, partner in Anderson and Bouic law firm, and Democrat. His mother was Ann Almoney, of a prominent Rockville family, whose name appears on land records as owning property near 117 S. Van Buren. He attended the Rockville Academy and graduated from George Washington Law School. Albert Bouic trained as a lawyer in his father's office starting in 1901. He followed the family tradition of public service and in 1961 published his memoirs, "Country Lawyer—Third Generation." Mr. Bouic died at 117 S. Van Buren in 1969, at age 86.¹¹

¹⁰ Montgomery County Historical Society biography files (Bouic) and cemetery files (Bouic).

¹¹ Ibid.

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In 1962, the Bouics sold 14,520 square feet of their property to their daughter Francis Park and her husband.¹² This became 119 S. Van Buren.

After the Bouics' deaths, their son William Bouic, as executor of the estate, sold #117 to Edward Joseph and Elizabeth George in 1971. The property was described as part of lot 13, and all of lots 11 and 12, except the part sold to Francis Park and her husband.¹³ In 1976, the Georges sold it to the G. J. F. Partnership and/or George Martin, Inc., for \$89,000.¹⁴ In 1977, the G. J. F. Partnership, et al, transferred it to the Whalen Family Trust.¹⁵ The Whalen Trust was controlled by Cornelius Whalen, a local developer, who lived with his family in the house while the trust owned it.¹⁶ In 1985, the trust sold it to Raymond J. Whalen and wife Deborah J. Whalen for \$137,235.¹⁷

In 1990 Harold and Ellen Pskowski bought #117 South Van Buren Street from the Whalens.¹⁸ The Pskowskis had been living in the neighborhood on South Adams Street, were ready for a larger house, and jumped at the opportunity when the "for sale" sign went up on the house. They and their three children, Rebecca, Tim, and Martha, have enjoyed living in and researching their historic house. Harold is a tax lawyer working for the Bureau of National Affairs editing their tax law reporter. Ellen grew up in Rockville and is a social worker with Jewish Social Services.

During the 1970's and 1980's consideration was given to expanding the West Montgomery Avenue Historic District to include #117 S. Van Buren. However, no such action was taken.

¹² LF 3013/268; 9/25/62.

¹³ LF 4035/637; 1/8/1971.

¹⁴ LF 4785/398; 5/24/76.

¹⁵ LF 5068/191; 12/14/77.

¹⁶ Pskowskis notes, 9/27/92.

¹⁷ LF 6955/415; 10/15/85.

¹⁸ LF 9339/380; 5/31/90.

9. Major Bibliographical References

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Montgomery County Land, Tax, Will, and Plat Records. 117 South Van Buren file from Peerless Rockville Historic Preservation. Genealogies of Prettyman, Bouic, and Evans families from Montgomery County Historical Society (MCHS) genealogical files. MCHS Plat and Atlas collection. Eileen McGuckian, *Rockville: Portrait of a City*, Providence House Publishers, Nashville TN, 2001.

10. Geographical Data

Acreage of surveyed property 19,965 square feet
Acreage of historical setting 10.806 acres
Quadrangle name Rockville

Quadrangle scale: _____

Verbal boundary description and justification

Lot 12 and Pt lot 13, Van Buren Street extended.

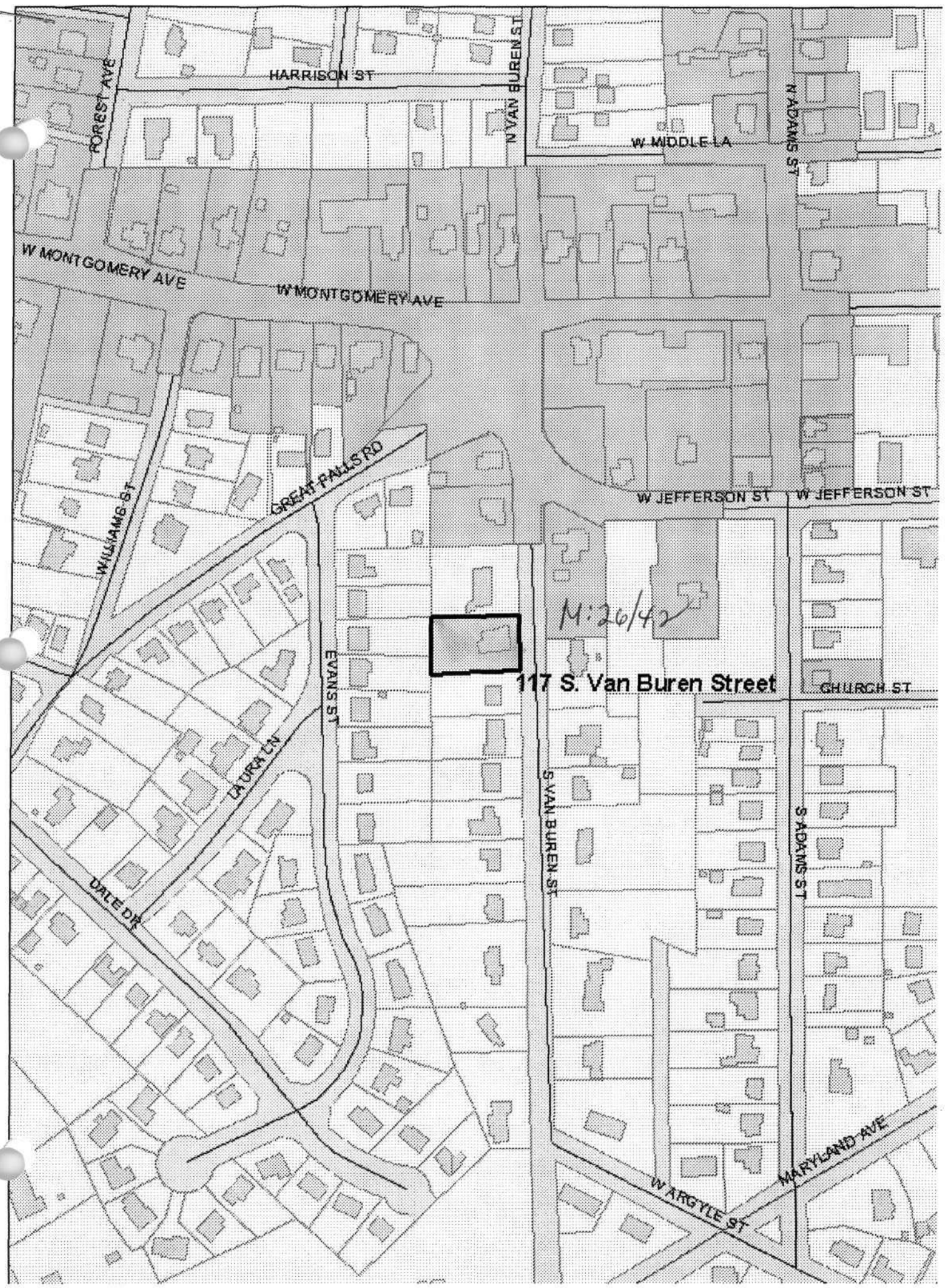
11. Form Prepared by

name/title	Gail Littlefield		
organization		date	February 2002
street & number	P.O. Box 463	telephone	301-990-6567
city or town	Washington Grove	state	MD 20880

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



HARRISON ST

N VAN BUREN ST

W MIDDLE LA

N ADAMS ST

W MONTGOMERY AVE

W MONTGOMERY AVE

WILLIAMS ST

GREAT FALLS RD

W JEFFERSON ST

W JEFFERSON ST

EVANS ST

LAURA LN

DALE DR

117 S. Van Buren Street

CHURCH ST

S VAN BUREN ST

S ADAMS ST

W ARGYLE ST

MARYLAND AVE

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Waring & Kate Evans House/Evans Farm

117 South Van Buren Street

Rockville, MD

USGS Rockville Quad

